THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 667725 DEEDQC
06/29/2021 12:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210629-0088049

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Charles M. Hubbard Jennifer Hubbard 2570 River Trail Drive Hermitage, Tennessee 37076	New owner 2570 River Trail Dr Hermitage TN. 37076	097-02-0A-446.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Stuart David Hubbard SR., and Julie Morgan Hubbard, husband and wife, and Charles M. Hubbard, married**, by these presents do hereby quitclaim and convey unto, **Charles M. Hubbard and Jennifer C. Hubbard, husband and wife**, his successors, representatives, and assigns, their rights, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 446 on the Plan of Final Plat of Villages of Riverwood, Section One, Phase 4E of record in Plat at Instrument No. 20140210-0011584, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stuart David Hubbard SR. and Julie Morgan Hubbard, husband and wife by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 201507310075821 Register's Office for Davidson County, Tennessee, dated July 28, 2015 and recorded on July 31, 2015.

Being the same property conveyed to Stuart David Hubbard SR. and Julie Morgan Hubbard, husband and wife, and Charles M. Hubbard, a single man by QuitClaim deed from Stuart David Hubbard SR. and Julie Morgan Hubbard, husband and wife of record in Instrument No. 20150831-0088016 Register's Office for Davidson County, Tennessee, dated August 13, 2015 and recorded on August 31, 2015.

Being also known as 2570 River Trail Drive Hermitage, Tennessee 37076.

STATE OF Virginia
COUNTY OF Loudoun

The actual consideration for this transfer is $0.00.

Richard D Nattania
REGISTRATION NUMBER
7907736
COMMISSION EXPIRES
August 31, 2024

Subscribed and sworn to before me this the
24th day of June, 2021.

Stuart David Hubbard, Sr, Julie Morgan Hubbard and Charles M Hubbard
Affiant

My commission expires: 08/31/2024
(Affix Seal)

Notary Public

Notarized online using audio-video communication

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 24th day of June, 2021.

Stuart David Hubbard Sr

Stuart David Hubbard Sr.

Julie Morgan Hubbard

Julie Morgan Hubbard

Charles M. Hubbard

Charles M. Hubbard

STATE OF Virginia
COUNTY OF Loudoun

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Stuart David Hubbard Sr., Julie Morgan Hubbard, and Charles M. Hubbard,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24th day of June, 2021.

Richard D Nattania 7907736
Notary Public

My Commission Expires: 08/31/2024

COMMONWEALTH OF VIRGINIA · ELECTRONIC NOTARY PUBLIC ·

Richard D Nattania

REGISTRATION NUMBER
7907736
COMMISSION EXPIRES
August 31, 2024

Notarized online using audio-video communication

True Copy Certification

I, Bradley Burgess, do hereby make and oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

Commonwealth of Virginia
County of Loudoun

Personally appeared before me, James Colton Lawson, a notary public for this county and state, Bradley Burgess, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/31/2022

(Notary Seal)

JAMES COLTON LAWSON
COMMONWEALTH
ID#7779620
COMMISSION
EXPIRES
3/31/2022
OF VIRGINIA
NOTARY PUBLIC